



# Park West, Edgware Road, Paddington, W2

Asking Price: £300,000

Benham  
& Reeves

# Park West, Edgware Road, Paddington, W2

 Studio  1 Bathroom (s)  Leasehold

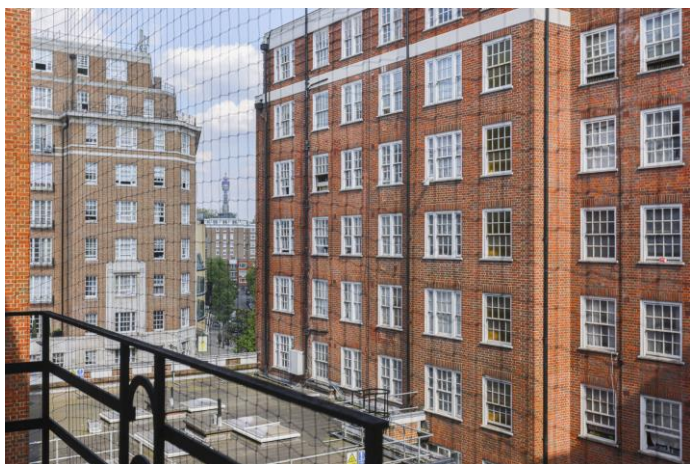
A well-proportioned studio apartment, situated on the 5th floor in the extremely popular Park West development. The apartment consists a large living area, separate kitchen, separate bathroom and hallway giving the property more of a one bedroom apartment feeling.

Services in this 1930's Art Deco block include 24-hour on-site [concierge](#), lifts, entry phone system as well as communal hot water and heating.

Park West is located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street and the open spaces of Hyde Park.

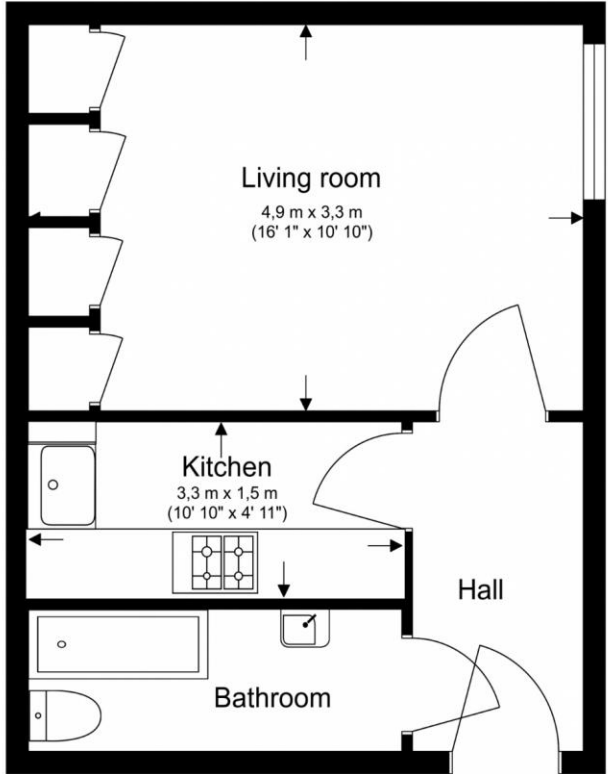
## Property Features:

- Studio Apartment
- 332 Square Feet (Approx.)
- 5th floor
- Lift
- Ideal Investment Opportunity
- 24 Hour Concierge
- Marble Arch Underground Station (0.3 miles)
- Edgware Road Underground Station (0.4 miles)
- Paddington Station (0.5 miles) and Bond Street Station (0.8 miles)



## 5th Floor

Total Gross Internal Area  
30.8 Sq/m - 332 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 25/12/2193 Approximately 169 Years Remaining
Ground Rent:	£100.00 (per annum) for the year 2024
Service Charge:	£3,500.00 (per annum) for the year 2024
Anticipated Rent:	£1,300.00 pcm Approx. 5.2 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220027

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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